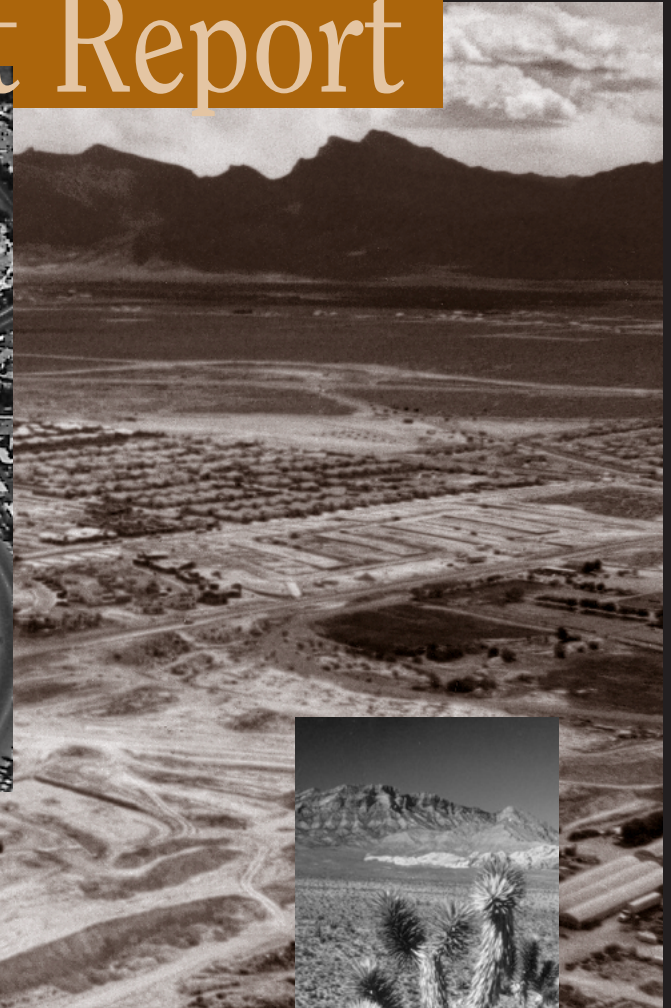


Q3

THIRD QUARTER 2003

# Las Vegas Development Report





# LAS VEGAS DEVELOPMENT REPORT

Land Sales ..... 3

Planned Projects ..... 5

Permitted Projects ..... 8

Completed Projects ..... 20



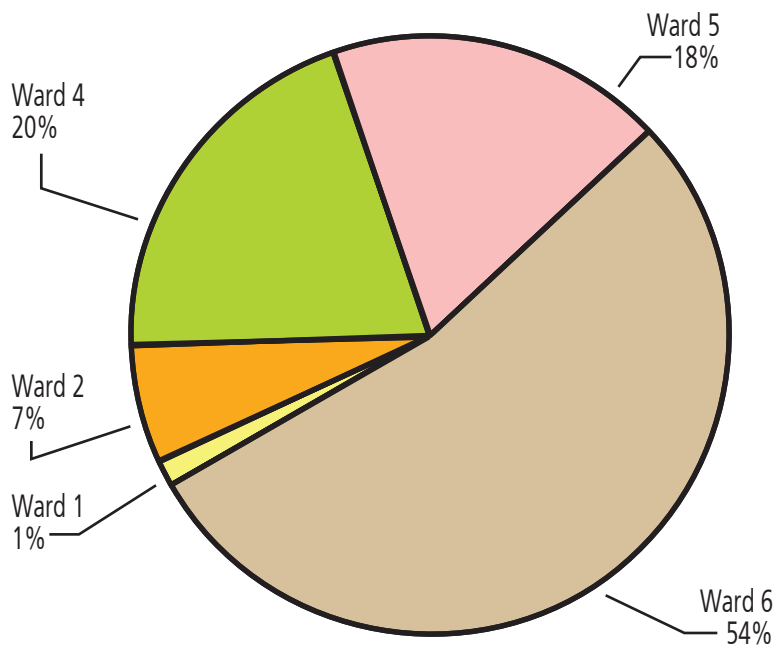
## Land Sales

### Land Sales 3rd Quarter 2004

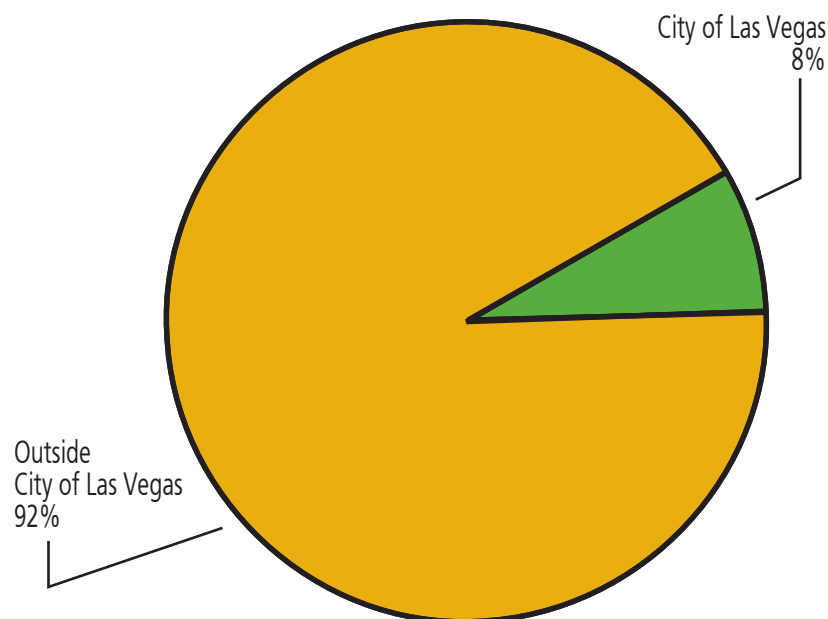
	SALES	TOTAL ACRES	TOTAL SALES
WARD 1	1	2.0	\$585,000
WARD 2	4	5.0	\$2,967,230
WARD 4	10	33.0	\$9,201,821
WARD 5	5	16.0	\$8,355,000
WARD 6	21	118.0	\$24,344,961
Outside CLV	371	2,076.0	\$494,881,273
Grand Total	412	2,250.0	\$540,335,285

Source: Homebuilders Research, "Hotsheets" Newsletter  
For more information contact Dennis Smith, Homebuilders Research (702) 645-4200

#### Land Sales by Ward by Total Sales Dollars



#### Land Sales in Clark County by Total Sales Dollars





# LAND SALES

Q3

LAND SALES

LAS VEGAS DEVELOPMENT REPORT: THIRD QUARTER 2003 4

## LEGEND

### PRICE PER ACRE

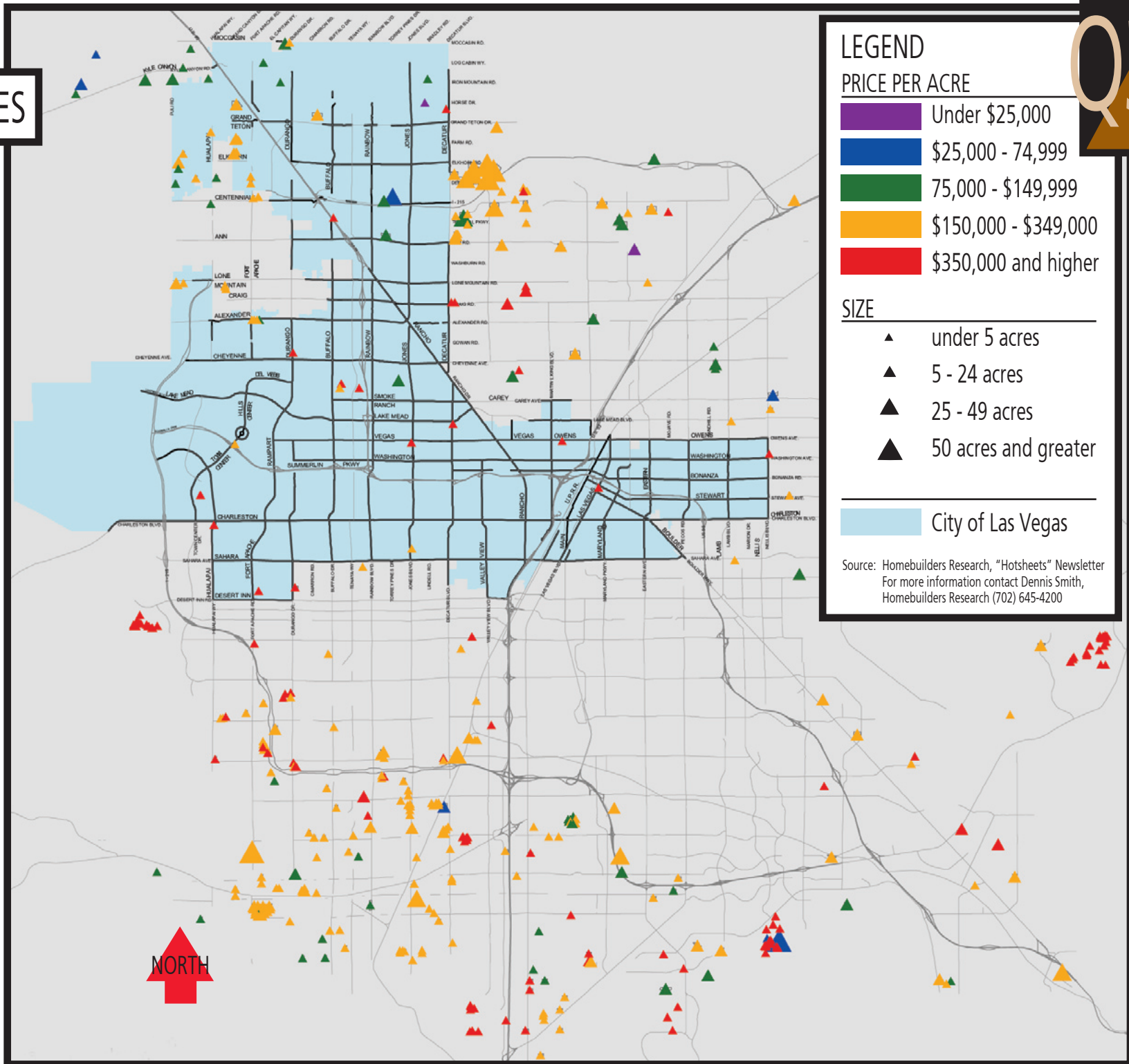
- Under \$25,000
- \$25,000 - 74,999
- 75,000 - \$149,999
- \$150,000 - \$349,000
- \$350,000 and higher

### SIZE

- under 5 acres
- 5 - 24 acres
- 25 - 49 acres
- 50 acres and greater

City of Las Vegas

Source: Homebuilders Research, "Hotshots" Newsletter  
For more information contact Dennis Smith,  
Homebuilders Research (702) 645-4200



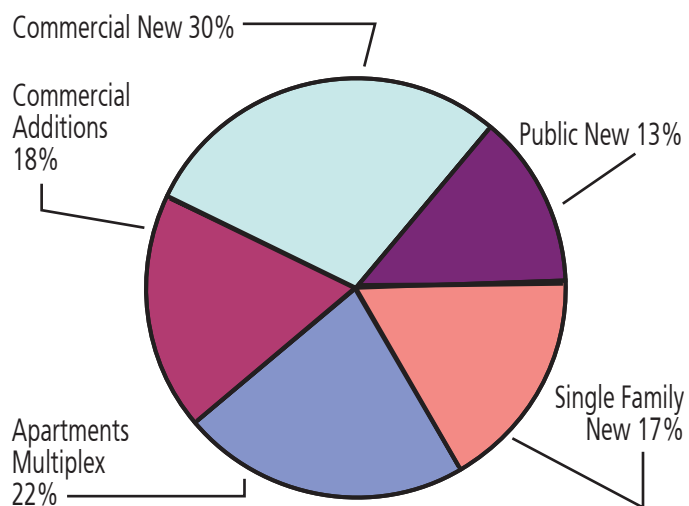


## Planned Projects

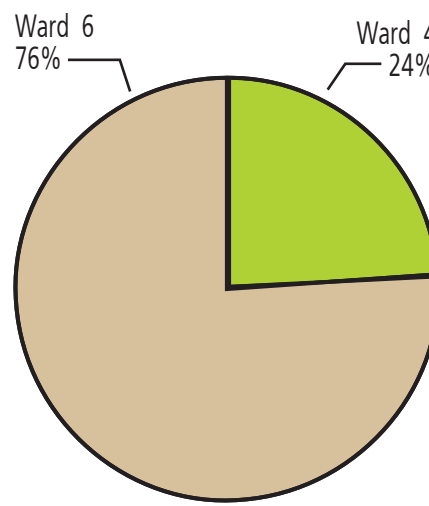
## SUMMARY OF SITE PLAN DESIGN REVIEWS 3rd Quarter 2003

Category	WARD 1		WARD 2		WARD 3		WARD 4		WARD 5		WARD 6		TOTAL SDRs	TOTAL ACRES
	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres		
Multi-Family	2	23.6	0	0.0	1	1.1	0	0.0	1	2.3	2	25.8	6	52.6
Commercial	7	10.6	2	5.6	1	0.9	4	28.3	6	18.8	9	47.2	28	111.3
Public/Semi-Public	1	31.1	0	0.0	0	0.0	0	0.0	2	0.3	0	0.0	3	31.5
Single Family	0	0.0	0	0.0	0	0.0	2	9.7	0	0.0	6	31.0	8	40.7
Grand Total	10	65.3	2	5.6	2	2.0	6	38.0	9	21.4	16	104.0	45	236.1

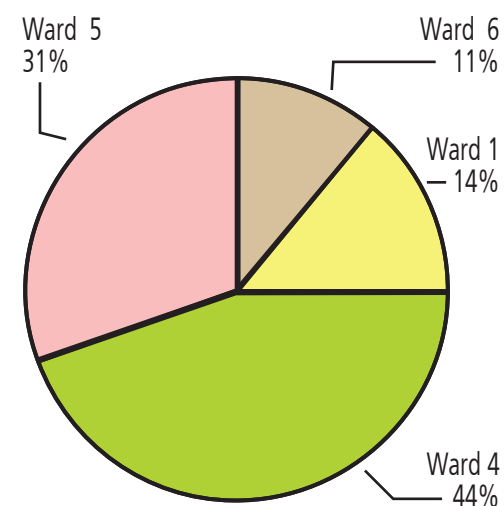
Site Plan Development Reviews by Acreage



Single Family New by Acreage



Commercial New & Additions by Acreage



# PLANNED PROJECTS

Q3

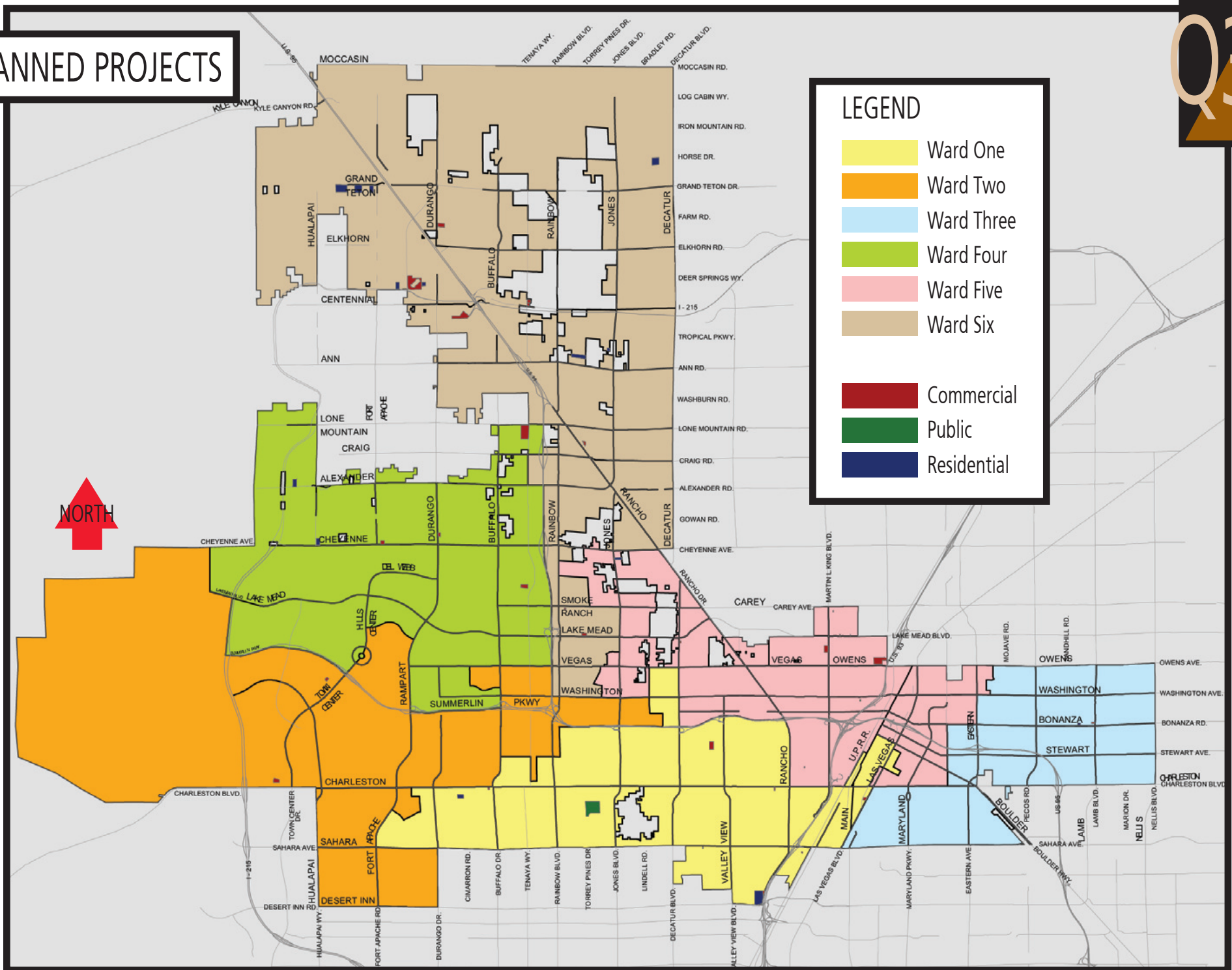
PLANNED PROJECTS

LAS VEGAS DEVELOPMENT REPORT: THIRD QUARTER 2003

## LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

- Commercial
- Public
- Residential







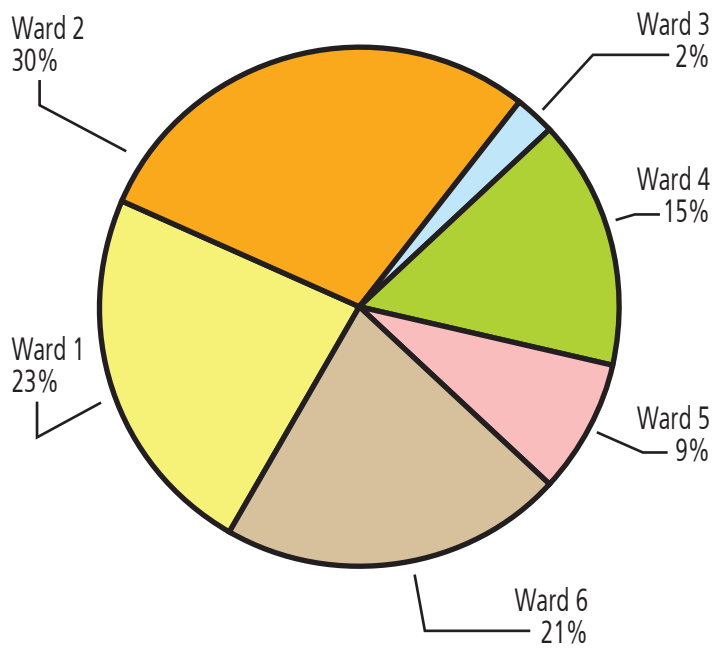
## Permitted Projects

# Summary of Building Permits 3rd Quarter 2003

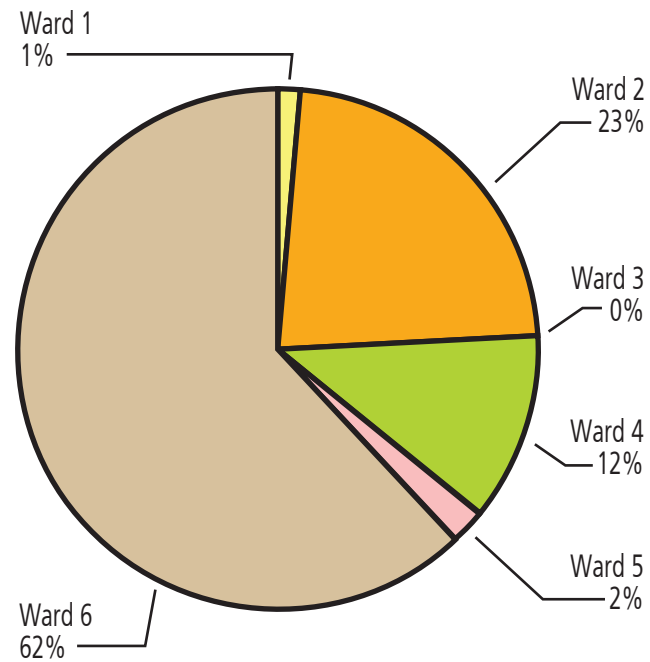
Category	WARD 1		WARD 2		WARD 3		WARD 4		WARD 5		WARD 6		TOTAL PERMITS	TOTAL VALUATION
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation		
Single Family New	14	\$3,047,021	378	\$55,734,026	1	\$78,000	268	\$28,188,278	56	\$5,113,696	1,148	\$150,187,043	1,865	\$242,348,064
Single Family Additions	13	\$1,285,192	16	\$535,900	12	\$131,851	21	\$352,680	11	\$227,587	25	\$717,194	98	\$3,250,404
Single Family Remodel	12	\$98,513	26	\$262,278	9	\$233,615	10	\$167,073	11	\$152,370	8	\$120,790	76	\$1,034,639
Apartment Multiplex	0	\$0	19	\$18,022,687	0	\$0	17	\$6,486,328	0	\$0	9	\$3,033,108	45	\$27,542,123
Apartment Remodel	14	\$264,021	20	\$124,000	20	\$487,300	48	\$1,071,760	5	\$62,755	27	\$65,435	134	2,075,271
Commercial New	5	\$4,355,702	6	\$5,382,639	2	\$450,010	11	\$2,879,133	3	\$1,587,200	9	\$3,965,419	36	\$18,620,103
Commercial Additions	3	\$520,000	0	\$0	0	\$0	0	\$0	1	\$520,000	0	\$0	4	\$1,040,000
Commercial Remodel	63	\$8,365,947	39	\$3,917,737	20	\$944,700	33	\$2,054,444	37	\$1,776,465	31	\$3,475,296	223	\$20,534,589
Hotel/Motel Remodel	2	\$104,000	0	\$0	0	\$0	0	\$0	4	\$317,000	0	\$0	6	\$421,000
Public New	5	\$3,207,686	1	\$19,881,568	1	\$3,500,000	1	\$609,000	0	\$0	0	\$0	8	\$27,198,254
Public Remodel	2	\$732,000	0	\$0	0	\$0	0	\$0	0	\$0	1	\$30,000	3	\$762,000
Churches Additions	1	\$180,000	0	\$0	0	\$0	0	\$0	0	\$0	1	\$5,000	2	\$185,000
Churches Remodel	0	\$0	0	\$0	0	\$0	1	\$13,000	0	\$0	0	\$0	1	\$13,000
Pools & Spas	18	\$538,900	144	\$4,865,750	3	\$229,120	83	\$2,381,300	13	\$399,000	234	\$7,055,386	495	\$15,469,456
Mobile Homes	4	\$9,800	4	\$8,700	0	\$0	1	\$1,200	0	\$0	11	\$35,500	20	\$55,200
Signs	59	\$206,284	29	\$69,279	13	\$33,363	38	\$32,934	110	\$117,196	51	\$118,927	300	\$577,983
Miscellaneous	139	\$6,940,960	354	\$6,925,840	99	\$1,084,492	292	\$2,863,516	97	\$1,873,673	614	\$9,071,321	1,595	\$28,759,802
Grand Total	354	\$29,856,026	1,036	\$115,730,404	180	\$7,172,451	824	\$47,100,646	348	\$12,146,942	2,169	\$177,880,419	4,911	\$389,886,888

\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations, grading and excavation.

Commercial New by Valuation



Single Family New by Valuation



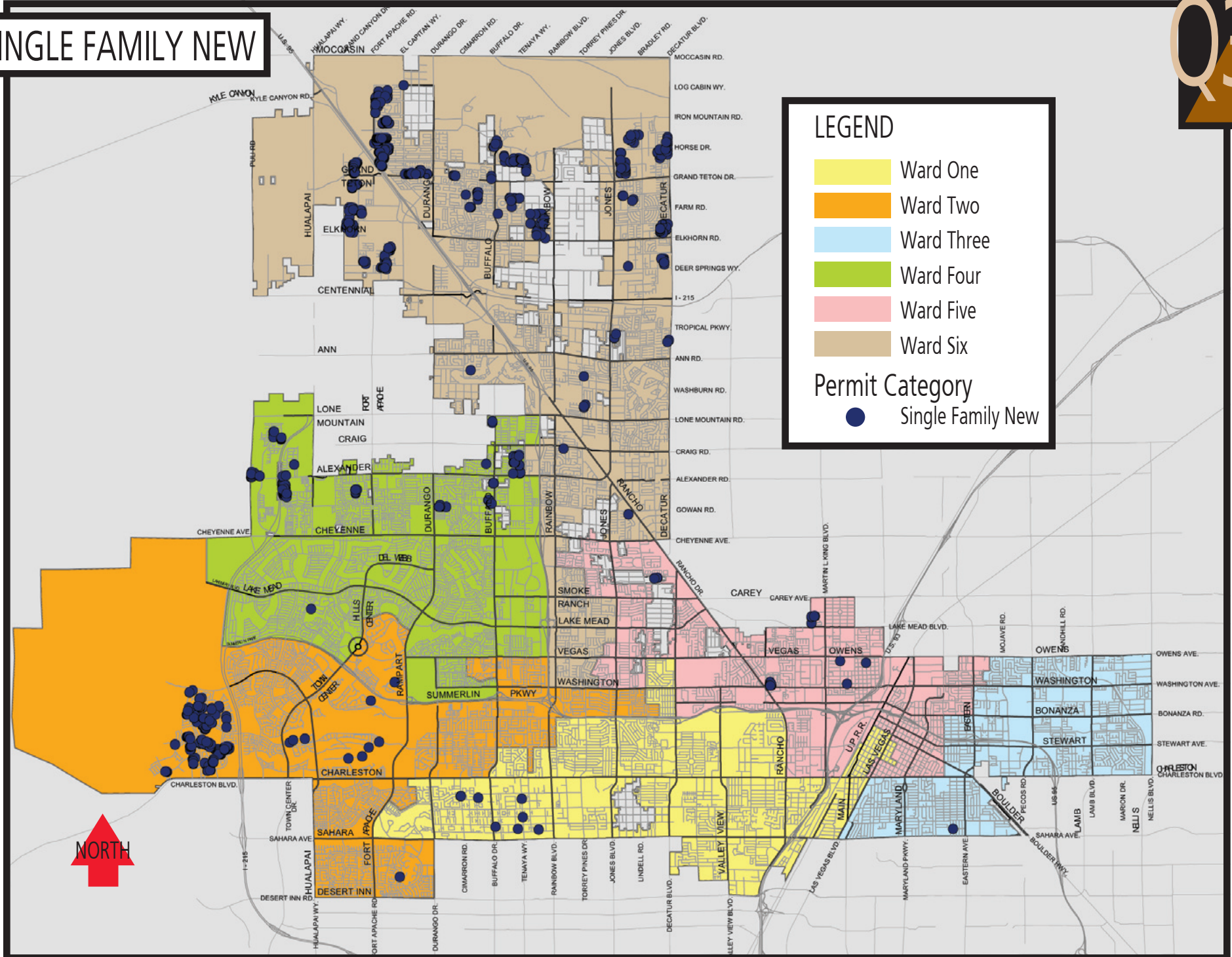
\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations, grading and excavation.

# SINGLE FAMILY NEW

## LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

Permit Category  
 Single Family New





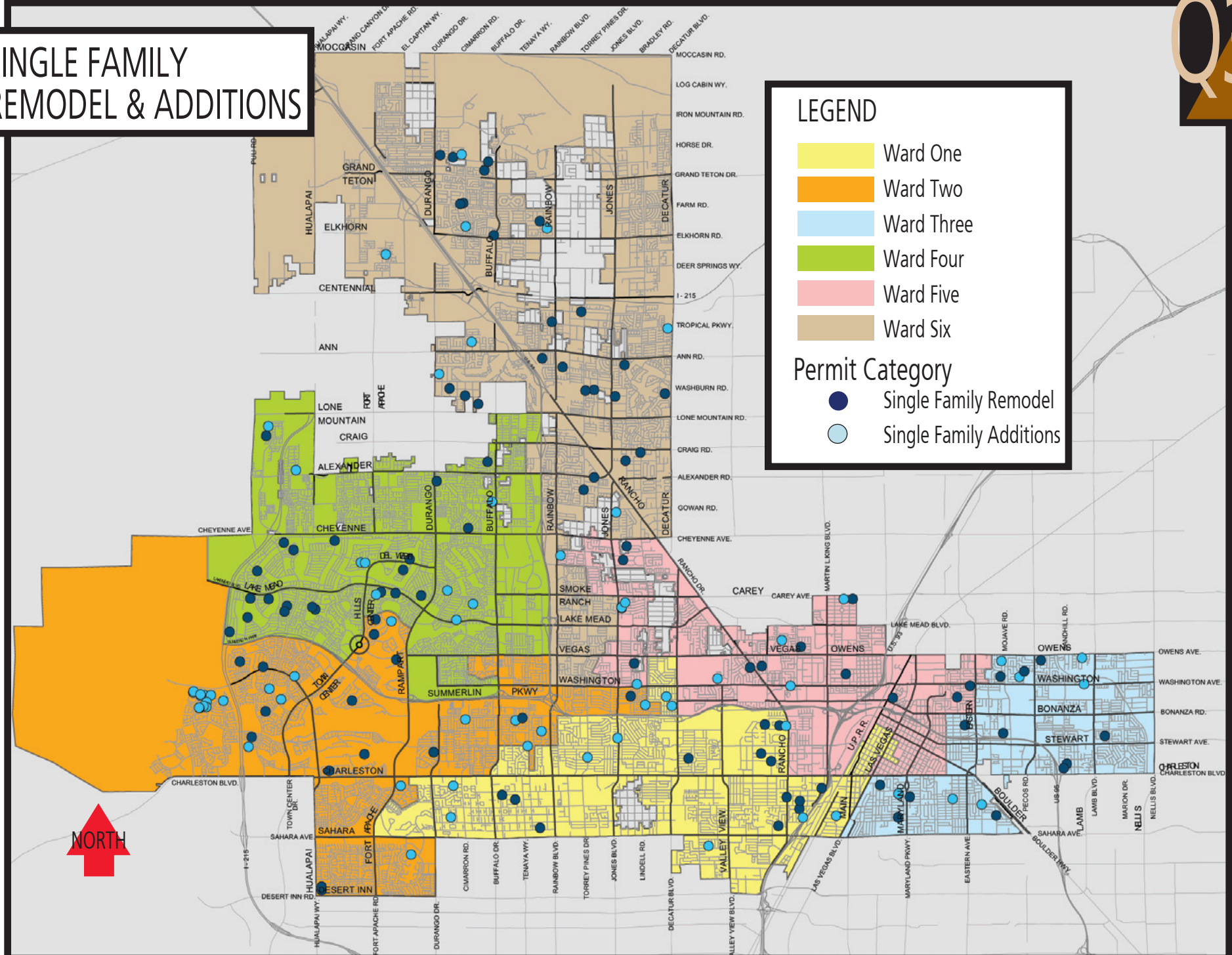
# SINGLE FAMILY REMODEL & ADDITIONS

## LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

## Permit Category

- Single Family Remodel
- Single Family Additions





# COMMERCIAL NEW & REMODEL

Q3

PERMITTED PROJECTS

LAS VEGAS DEVELOPMENT REPORT: THIRD QUARTER 2003

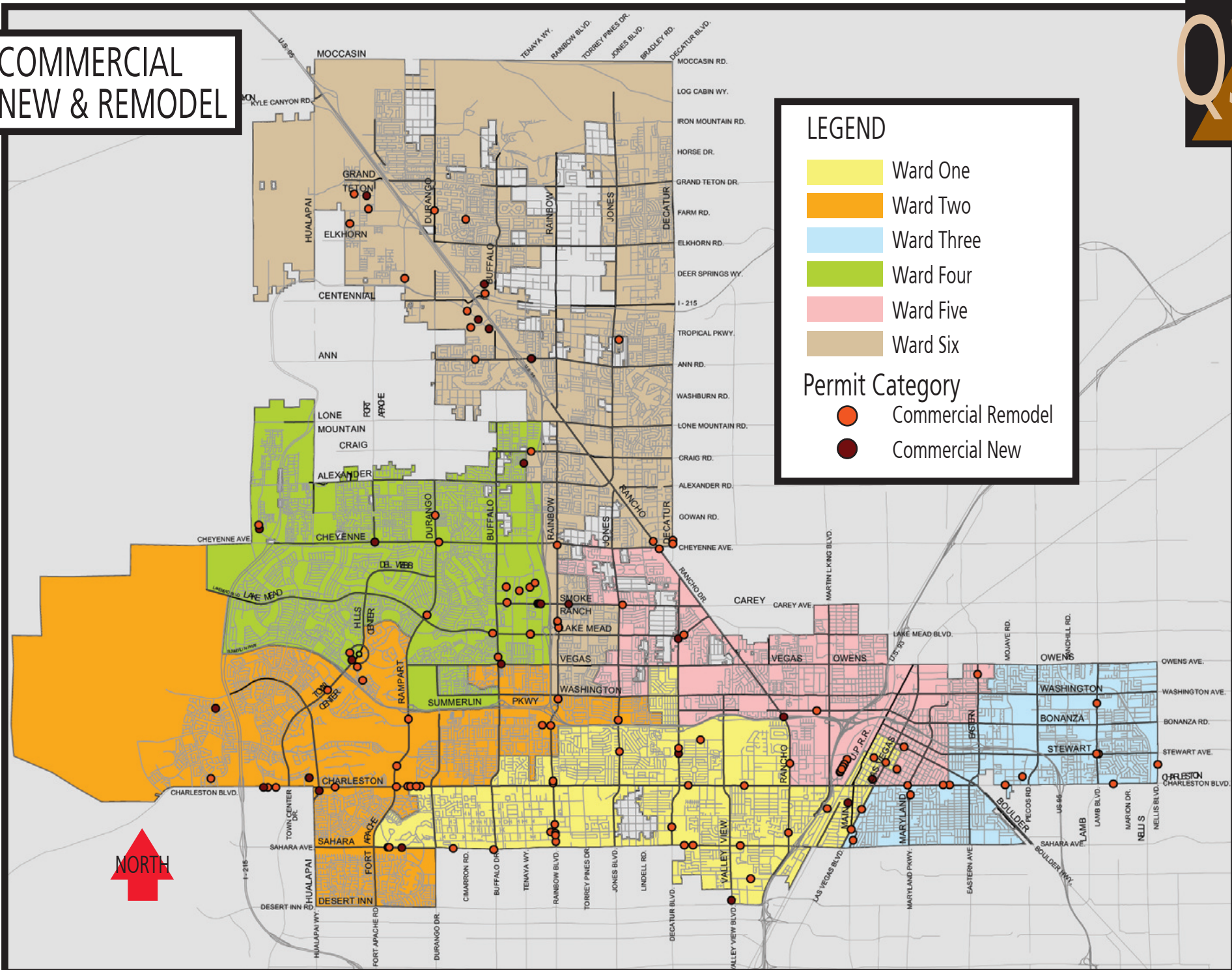
13

## LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

## Permit Category

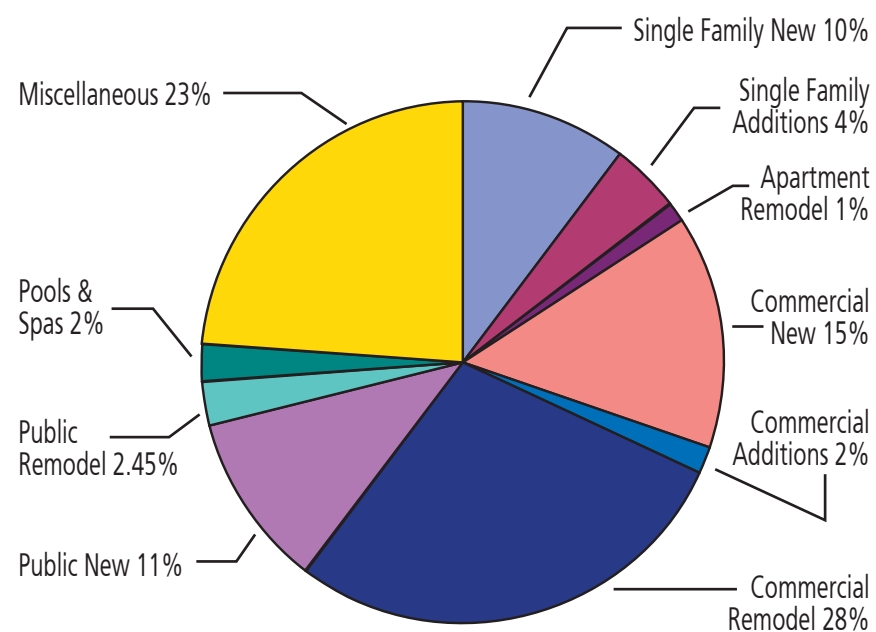
- Commercial Remodel
- Commercial New



Ward 1  
Summary of Building Permits  
3rd Quarter 2004

Category	Permits	Valuation	Percentage
Single Family New	14	\$3,047,021	10.2%
Single Family Additions	13	\$1,285,192	4.3%
Single Family Remodel	12	\$98,513	0.3%
Apartment Remodel	14	\$264,021	0.9%
Commercial New	5	\$4,355,702	14.6%
Commercial Additions	3	\$520,000	1.7%
Commercial Remodel	63	\$8,365,947	28.0%
Hotel/Motel Remodel	2	\$104,000	0.4%
Public New	5	\$3,207,686	10.7%
Public Remodel	2	\$732,000	2.5%
Churches Additions	1	\$180,000	0.6%
Pools & Spas	18	\$538,900	1.8%
Mobile Homes	4	\$9,800	0.0%
Signs	59	\$206,284	0.7%
Miscellaneous	139	\$6,940,960	23.3%
<b>Grand Total</b>	<b>354</b>	<b>\$29,856,026</b>	<b>100.0%</b>

Ward 1  
Permits by Valuation



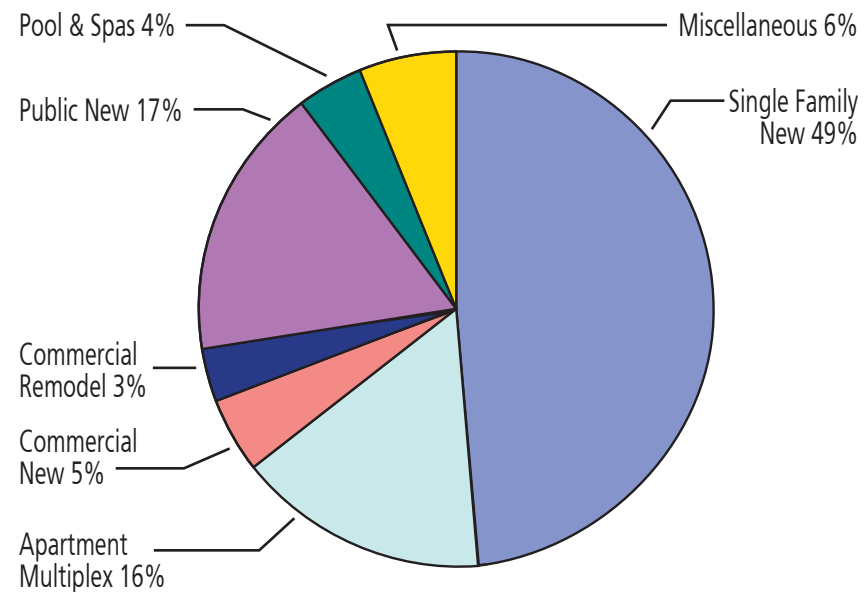
\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations, grading and excavation.

Ward 2  
Summary of Building Permits  
3rd Quarter 2004

Category	Permits	Valuation	Percentage
Single Family New	378	\$55,734,026	48.2%
Single Family Additions	16	\$535,900	0.5%
Single Family Remodel	26	\$262,278	0.2%
Apartment Multiplex	19	\$18,022,687	15.6%
Apartment Remodel	20	\$124,000	0.1%
Commercial New	6	\$5,382,639	4.7%
Commercial Remodel	39	\$3,917,737	3.4%
Public New	1	\$19,881,568	17.2%
Pools & Spas	144	\$4,865,750	4.2%
Mobile Homes	4	\$8,700	0.0%
Signs	29	\$69,279	0.1%
Miscellaneous	354	\$6,925,840	6.0%
<b>Grand Total</b>	<b>1036</b>	<b>\$115,730,404</b>	<b>100.0%</b>

\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations, grading and excavation.

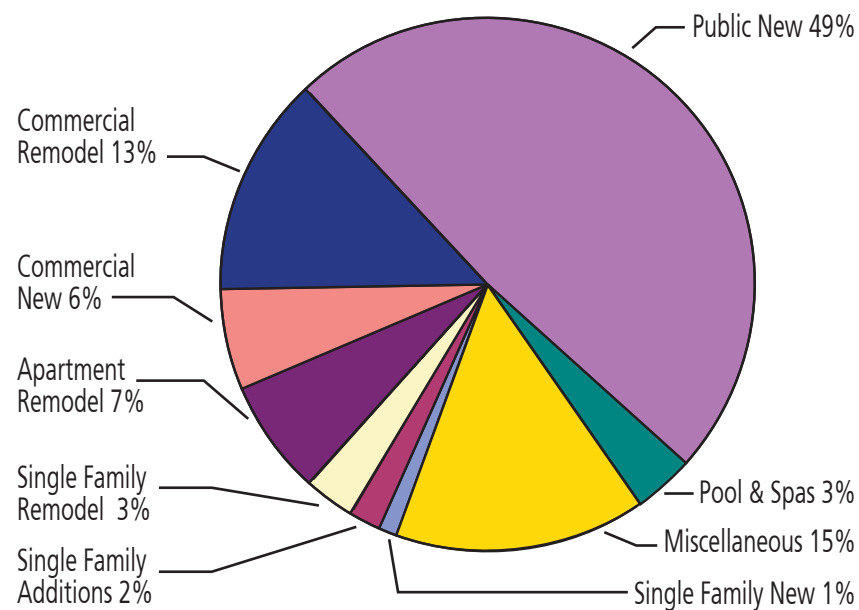
Ward 2  
Permits by Valuation



Ward 3  
Summary of Building Permits  
3rd Quarter 2004

Category	Permits	Valuation	Percentage
Single Family New	1	\$78,000	1.1%
Single Family Additions	12	\$131,851	1.9%
Single Family Remodel	9	\$233,615	3.3%
Apartment Remodel	20	\$487,300	6.8%
Commercial New	2	\$450,010	6.3%
Commercial Remodel	20	\$944,700	13.2%
Public New	1	\$3,500,000	48.8%
Pools & Spas	3	\$229,120	3.2%
Signs	13	\$33,363	0.5%
Miscellaneous	99	\$1,084,492	15.1%
<b>Grand Total</b>	<b>180</b>	<b>\$7,172,451</b>	<b>100.0%</b>

Ward 3  
Permits by Valuation

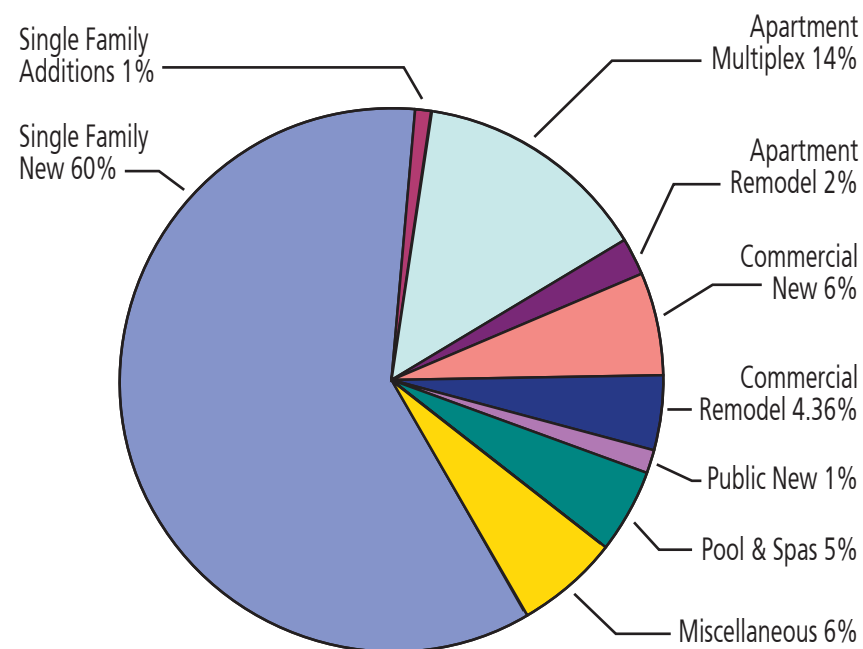


\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations, grading and excavation.

Ward 4  
Summary of Building Permits  
3rd Quarter 2004

Category	Permits	Valuation	Percentage
Single Family New	268	\$28,188,278	59.9%
Single Family Additions	21	\$352,680	0.8%
Single Family Remodel	10	\$167,073	0.4%
Apartment Multiplex	17	\$6,486,328	13.8%
Apartment Remodel	48	\$1,071,760	2.3%
Commercial New	11	\$2,879,133	6.1%
Commercial Remodel	33	\$2,054,444	4.4%
Public New	1	\$609,000	1.3%
Churches Remodel	1	\$13,000	0.0%
Pools & Spas	83	\$2,381,300	5.1%
Mobile Homes	1	\$1,200	0.00%
Signs	38	\$32,934	0.1%
Miscellaneous	292	\$2,863,516	6.1%
Grand Total	824	\$47,100,646	100.0%

Ward 4  
Permits by Valuation



\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations, grading and excavation.

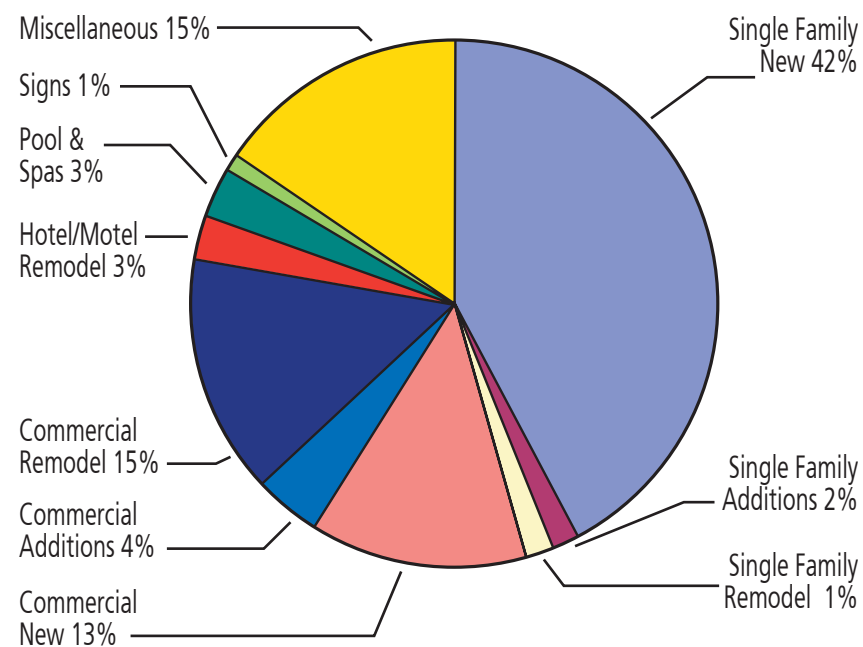


Ward 5  
Summary of Building Permits  
3rd Quarter 2004

Category	Permits	Valuation	Percentage
Single Family New	56	\$5,113,696	42.1%
Single Family Additions	11	\$227,587	1.9%
Single Family Remodel	11	\$152,370	1.3%
Apartment Remodel	5	\$62,755	0.5%
Commercial New	3	\$1,587,200	13.1%
Commercial Additions	1	\$520,000	4.3%
Commercial Remodel	37	\$1,776,465	14.6%
Hotel/Motel Remodel	4	\$317,000	2.6%
Pools & Spas	13	\$399,000	3.3%
Signs	110	\$117,196	1.0%
Miscellaneous	97	\$1,873,673	15.4%
Grand Total	348	\$12,146,942	100.0%

\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations, grading and excavation.

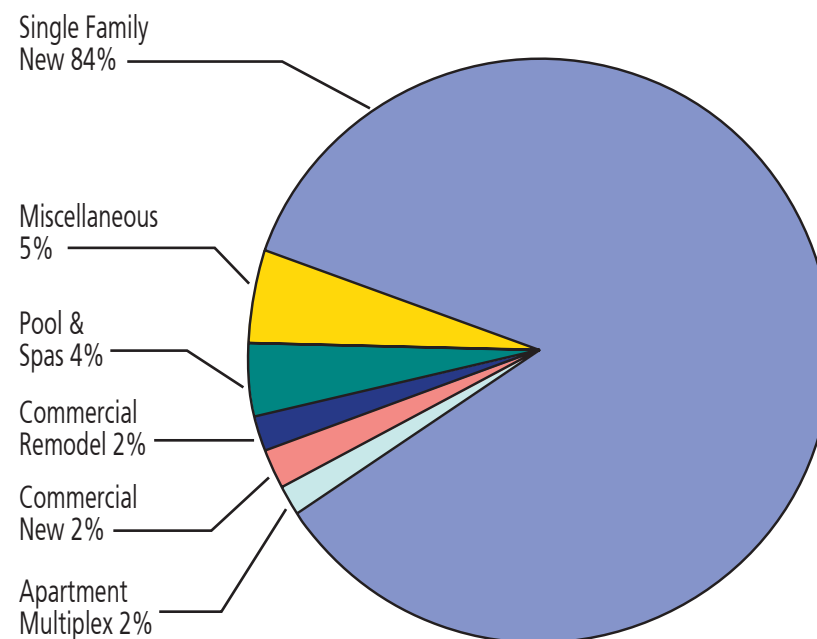
Ward 5  
Permits by Valuation



Ward 6  
Summary of Building Permits  
3rd Quarter 2004

Category	Permits	Valuation	Percentage
Single Family New	1148	\$150,187,043	84.4%
Single Family Additions	25	\$717,194	0.4%
Single Family Remodel	8	\$120,790	0.1%
Apartment Multiplex	9	\$3,033,108	1.7%
Apartment Remodel	27	\$65,435	0.0%
Commercial New	9	\$3,965,419	2.2%
Commercial Remodel	31	\$3,475,296	2.0%
Public Remodel	1	\$30,000	0.0%
Churches Additions	1	\$5,000	0.0%
Pools & Spas	234	\$7,055,386	4.0%
Mobile Homes	11	\$35,500	0.0%
Signs	51	\$118,927	0.1%
Miscellaneous	614	\$9,071,321	5.1%
<b>Grand Total</b>	<b>2169</b>	<b>\$177,880,419</b>	<b>100.0%</b>

Permits by Valuation  
Ward 6



\* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations, grading and excavation.

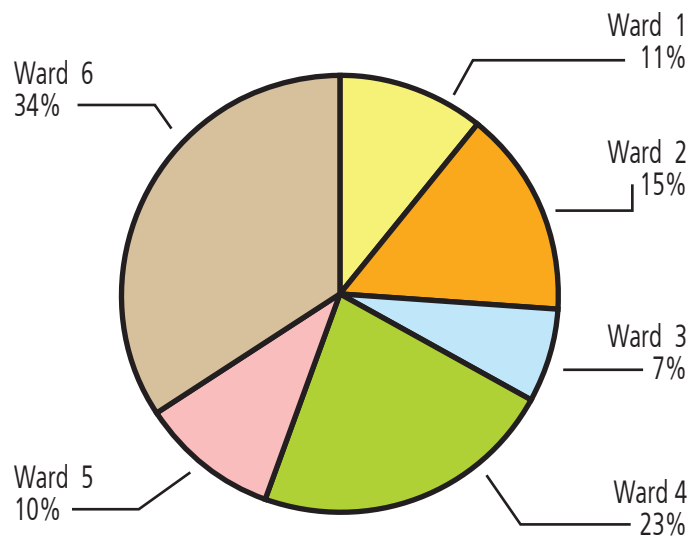


## Completed Projects

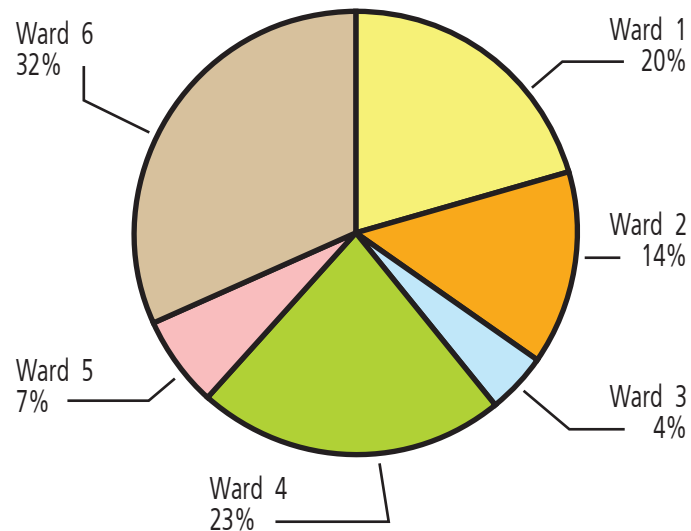
### Summary of Completions 3rd Quarter 2003

CATEGORY	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	Grand Total	Percentage
Single Family New	8	409	0	322	59	849	1,647	54.4%
Single Family Additions	13	7	9	12	8	10	59	2.0%
Single Family Remodel	4	17	1	7	4	7	40	1.3%
Apartment Duplex	0	0	0	0	1	0	1	0.0%
Apartment Multiplex	0	0	0	23	1	0	24	0.8%
Commercial New	3	4	3	11	8	13	42	1.4%
Commercial Additions	1	4	1	7	4	5	22	0.7%
Commercial Remodel	46	32	10	51	15	71	225	7.4%
Public New	0	0	0	1	0	0	1	0.0%
Signs	0	1	0	6	1	0	8	0.3%
Miscellaneous	105	146	65	217	98	327	958	31.7%
Grand Total	180	620	89	657	199	1,282	3,027	100.0%

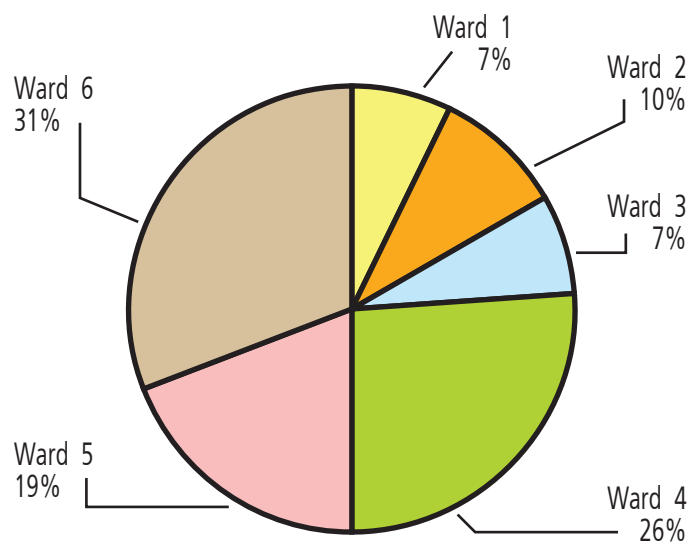
### Completed Miscellaneous Projects



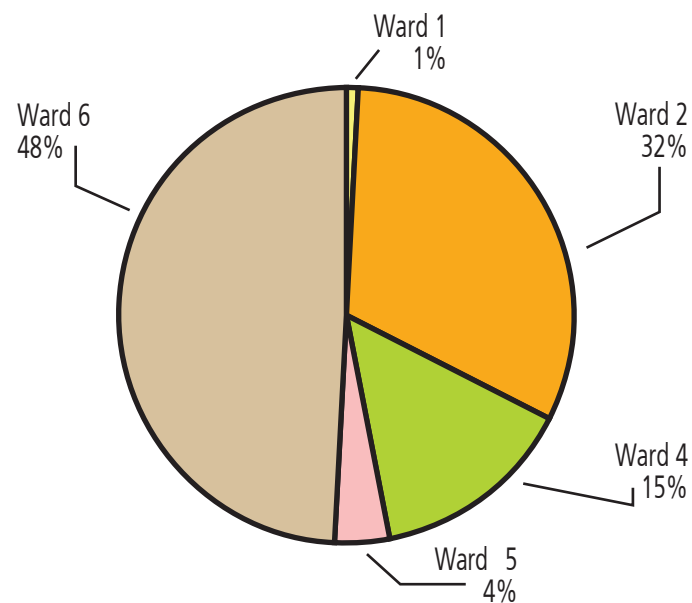
### Completed Remodeled Commercial Projects



### Completed New Commercial Projects



### Completed New Single Family Projects





## COMPLETIONS

Q3

## COMPLETED PROJECTS

LAS VEGAS DEVELOPMENT REPORT: THIRD QUARTER 2003

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